

# ARKAIG LODGE | BUNARKAIG | BY FORT WILLIAM | PH34 4EJ

OFFERS OVER: £550,000





Peacefully situated on the shores of Loch Lochy and commanding spectacular, panoramic views over Bunarkaig Bay towards Ben Nevis, Aonach Mor and the Grey Corries, the sale of Arkaig Lodge offers an exciting opportunity to purchase a superior, modern detached villa, at Bunarkaig, near Spean Bridge. Set in generous garden grounds with a garage and carport, this striking setting is further complemented by the property itself which has been designed to take full advantage of it's elevated position. Finished to a very high specification, Arkaig Lodge boasts many premium features including spacious, bright and airy public rooms, picture windows, a lounge with striking wood-burning stove, a quality fitted kitchen with integral appliances, an impressive dining hallway with access to decking area, a stunning upper sitting room with vaulted ceiling and access to a raised balcony, contemporary bathrooms and shower rooms, large bedrooms, three of which are en-suite, plus the principal bedroom with dressing area, en-suite spa bath and study/nursery room, not to mention double glazing and an oil fired central heating system. The property's layout provides flexible accommodation and offers a wonderful family home, however it would also be suited as an idyllic holiday home or an opportunity to create a luxury self-catering business. Please note that most of the contents and the fixtures and fittings are available at separate negotiation.

Enjoying arguably one of the most beautiful locations in Lochaber, the property is located in the small hamlet of Bunarkaig, on the outskirts of Achnacharry. Bunarkaig enjoys a spectacular waterside location, making it the ideal location for outdoor pursuits. Further amenities are available in the nearby village of Spean Bridge and the town of Fort William.

Superior Modern Detached Villa with Stunning Views
Most Desirable Rural Location
In Immaculate Order & Beautifully Presented
Lounge with Wood-Burning Stove
Kitchen/Diner & Separate Utility Room
Dining Hallway
4 Double Bedrooms - 3 En-Suites, 2 with Dressing Area

4 Double Bedrooms - 3 En-Suites, 2 with Dressing Area, Principal with Study/Nursery Family Shower Room & Cloakroom

Upper Sitting Room with Raised Balcony Double Glazing Oil Fired Central Heating Generous Garden Grounds of around 0.4 Acres Garage & Carport

Generous Garden Grounds of around 0.4 Acres Garage & Carport EPC Rating: C 72

# MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL 01397 70 2200

estateagency@macphee.co.uk :: www.macphee.co.uk























# **Accommodation Dimensions**

#### Entrance Vestibule 2.3m x 2.1m

With timber entrance door. Window to rear. Oak overlay flooring. Door with side panels to hallway.

#### Hallway $2.4m \times 2.1m$

With doors to shower room, utility room and dining hallway. Oak overlay flooring.

#### Shower Room 2.3m x 2.2m

With frosted window to side. Fitted with modern white suite of WC and wash hand basin, set in oak effect vanity unit, and tiled shower cubicle with mains shower. Heated towel rail. Half tiled walls. Tiled flooring.

# Utility 4.2m x 1.8m

L-shaped, with window to side. Built-in airing cupboard. Fitted with oak panelled kitchen units, offset with granite effect work surface. Stainless steel sink. Plumbing for washing machine. Doors to kitchen/diner.

#### Kitchen/Diner 4.7m x 4.2m

With windows to view and side. Fitted with oak panelled kitchen units, offset with granite effect work surfaces. Diplomat double oven and hob with chimney extractor over. Stainless steel one and-a-half bowl sink unit. Integral fridge/freezer. Integral dish washer. Tiled splashback. Oak overlay flooring. Door to dining hallway.

## Dining Hallway 7.5m x 4.2m

With glazed door to deck and windows to view. Stairs to upper level. Under stair cupboard. Oak overlay flooring. Doors to lounge and bedroom.

#### Lounge 6.6m x 4.2m

With triple aspect windows. Feature wood-burning stove set on slate hearth.

#### Bedroom 4.3m x 4.1m

With windows to rear and side.

#### **Upper Level**

#### Sitting Room/Games Area 7.5m x 4.2m

With feature vaulted ceiling. Cathedral style windows and door to view, and raised balcony. Feature ceiling beam. Oak laminate flooring. Doors to bedrooms and cloakroom.

# Bedroom 4.3m x 4.1m

With windows to side and rear. Door to en-suite shower room.

# En-Suite Shower Room 2.1m x 2.1m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set in oak effect units, and tiled shower cubicle with mains shower. Heated towel rail. Half tiled walls. Tiled flooring.

#### Cloakroom 2.4m x 2.1m

Fitted with modern white suite of WC and wash hand basin, set in oak effect units. Tiled flooring.

# Principal Bedroom 4.7m x 4.2m

With windows to view and side. Fitted wardrobe with mirrored sliding doors. Archway to dressing area.

# Dressing Area 2.3m x 1.8m

With wash hand basin set in oak effect vanity unit. Doors to nursery/study and en-suite bathroom.

# Nursery/Study 2.3m x 2.1m

With windows to side and rear.

#### En-Suite Bathroom 1.8m x 1.8m

With frosted window to side. Fitted with modern white suite of WC and spa bath with mains shower over. Heated towel rail. Tiled bath walls. Tiled flooring.

#### Bedroom 4.6m x 4.2m

With windows to view and side. Fitted wardrobes. Archway to dressing area.

# Dressing Area 1.9m x 1.9m

Door to en-suite bathroom.

# En-Suite Bathroom 2.1m x 1.9m

With frosted window to side. Fitted with modern white suite of WC and wash hand basin, set in oak effect units, and bath with mains shower over. Heated towel rail. Half tiled walls. Tiled flooring.

#### Garden

A sweeping driveway leads through the landscaped garden grounds to the garage and provides ample parking space. The enclosed lawned garden is bounded by mature trees and shrubs providing privacy. There is an attractive front deck and balcony which capitalise on the superb views over the bay. External shower. Garden shed.

#### Garage 5.9m x 3.5m

With electronic main door. Side access door and windows to side and rear. Light and power.

# Carport

A carport connects the garage to the side door of the property and provides a useful, covered parking area.























# Floor Plan









# **Travel Directions**

Travelling from Fort William to Spean Bridge on the A82, turn left immediately after the Commando Memorial onto the B8004 (where signposted Gairlochy). From Gairlochy, proceed over the Caledonian Canal and turn right onto the B8005 (signposted Loch Arkaig). Follow the road for approximately 3 miles and Arkaig Lodge is on the left hand side, at Bunarkaig.

# Title Plan

The area outlined red indicates the title for sale and equates to around 0.40 acres.















These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.